



The Homestead Main Street, Kirton,
Newark, NG22 9LP

PRICE GUIDE £775,000 - £800,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

*** PRICE GUIDE £775,000 - £800,000 *** A rare opportunity to purchase a four bedroom cottage, with paddocks, stables and workshop. The Homestead was originally built around 1546 with later extensions around 1937 and 1994 providing spacious four bedroomed family sized accommodation with three reception rooms. Externally there is a purpose built workshop with mezzanine floor built around 2010 to a very good standard. There is a private gated entrance, enclosed yard area and gardens. Three paddocks, approximately 3.76 acres, extend to the west of the property providing good equestrian grazing, amenity value, nature and conservation. The property offers considerable character and charm.

The accommodation, in summary, provides a reception hall, cloakroom, dining room sitting room, living room, kitchen and utility room. The first floor provides four double sized bedrooms, master en-suite and family bathroom. There is an extensive roof space area. The purpose-built modern workshop measures internally 55' x 22' with steel steps to a mezzanine floor and benefits from a 3-phase electricity supply. The three stables and tack room have water and electricity connected. The hay barn is enclosed with two sets of double doors. Water and electric points are connected to the paddocks.

The property is situated within a conservation area. Kirton is a pleasant Nottinghamshire village settlement situated close to The Dukeries, Sherwood Forest, Clumber and Rufford Parks. The village is within the usual catchment area of Tuxford Academy for secondary schooling. There are primary schools at Tuxford and Ollerton. The Fox at Kirton provides good restaurant facilities. Extensive amenities are available at Ollerton, just over 1 mile, where there are high street shops, a Tesco supermarket and a medical centre. The village is ideally situated for commuting to Newark, Mansfield, Lincoln and Sheffield. Newark (16 miles) is on the main East Coast railway line with services from Newark Northgate to London Kings Cross and journey times of just over 75 minutes.

The main house is constructed with brick elevations under a pantiled roof. Electrical rewiring was carried out just over two years ago. The following accommodation is provided:

GROUND FLOOR

RECEPTION HALL

9'8 x 9'2 (2.95m x 2.79m)



Built in cupboard, front entrance door, radiator and laminate floor.

CLOAKROOM

9'9 x 3'10 (2.97m x 1.17m)

Pedestal basin, low suite WC, radiator.

DINING ROOM

15'7 x 13'11 (4.75m x 4.24m)

(overall measurements)



Centre ceiling beam, laminate floor, radiator and archway to the sitting room.



SITTING ROOM

18'10 x 12' (5.74m x 3.66m)



Fireplace with marble surround and provision for a gas fire. This room has a dual aspect, radiator.

FAMILY ROOM

18'11 x 14'4 (5.77m x 4.37m)



The oldest part of the cottage, once the village bakery. Heavily beamed ceiling, brick built fireplace incorporating a wood stove. Laminate floor, staircase off and pine door to the kitchen. This room has a dual aspect.



KITCHEN

13'8 x 11'10 (4.17m x 3.61m)



Wall cupboards, base units and working surfaces incorporating a stainless steel sink unit. Integrated electric cooker, microwave, electric hob and stainless steel hood. Ceramic tiled floor. Dual aspect and LED lighting.



UTILITY ROOM

12'1 x 4'8 (3.68m x 1.42m)

Base cupboards and working surfaces incorporating a stainless steel sink unit, radiator, plumbing for a washing machine. External 'Stable' door. Ceramic tiled floor, radiator.

FIRST FLOOR

LANDING

With built in cupboard containing hot water cylinder and immersion heater, radiator. Pine doors lead off the landing.

BEDROOM ONE

13' x 12'4 (3.96m x 3.76m)



Dual aspect, double panelled radiator.

EN-SUITE

13' x 5'2 (3.96m x 1.57m)



Shower cubicle, low suite WC, pedestal basin, radiator, tiled floor, heated towel rail, shaver point.

BEDROOM TWO

19'7 x 12'1 (5.97m x 3.68m)



Built in wardrobe, radiator.

BEDROOM THREE

15'10 x 11'2 (4.83m x 3.40m)
(overall measurements)

Radiator.

BEDROOM FOUR

12'11 x 9'9 (3.94m x 2.97m)
(plus a 3' bed recess)



Dual aspect, radiator, vaulted ceiling.

BATHROOM

13'7 x 8'3 (4.14m x 2.51m)



Corner shower area with screen, drain and chrome shower fitting. Corner bath, pedestal basin and low suite WC. Tiled floor, double panelled radiator, LED lighting.

There is access to two roof areas.

OUTSIDE

Electric gates provide access to the property. There is a gravelled driveway with a French drain.

MODERN WORKSHOP

55' x 22' (16.76m x 6.71m)
(overall measurements)



Purpose built in 2010 to provide office and workshop accommodation. The building houses a Hargassner biomass boiler and hot water storage tank. In addition there is an Ideal mains gas fired auxiliary boiler switchable with the biomass system. Ample power points and double glazed windows. Partitioned office area with two radiators, dual aspect, double entrance doors, suspended ceiling and diffused lighting. Steel steps lead to a mezzanine floor area. Electric blow heater, stainless steel sink unit and base cupboards. Construction is steel frame with brick elevations. An extensive range of roof solar panels are fitted. Galvanised hopper providing for the biomass pellets providing automated filling to the boiler. EV charger.



SEPARATE WC

With low suite WC and pedestal basin.

THE STABLES



A range of stables substantially reconstructed in 2010 with brick elevations under a pantiled roof. All stables have lighting and water drinkers, there are partitions for the largest stable to be subdivided into two.

STABLE ONE

18' x 12'6" (5.49m x 3.81m)



Water drinker

STABLE TWO

12'6" x 11'6" (3.81m x 3.51m)



With water drinker.

STABLE THREE

12'6" x 11'6" (3.81m x 3.51m)

With water drinker.

TACK ROOM

12'6" x 6' (3.81m x 1.83m)

Sink with hot and cold water, horse shower fitment and plumbing for a washing machine, power connected.

HAY BARN

18'6" x 12'6" (5.64m x 3.81m)

With two sets of double garage doors, electric sockets, lighting and distribution board.

EXTERNALLY



The garden provides a lawned area, paved and patio areas. Outside storage and part gravelled areas. Field gate to the orchard. Field gate to the three paddocks, tree lined and hedgerows. Water points also in the fields. Two 15A electric sockets and a feed to the electric fence.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property. Water supply to the property is free of charge, in accordance with 1897 and 1907 deeds relating to the building of Boughton Pumping Station. The biomass boiler benefits from the non-domestic renewable heat incentive. Heat is currently supplied to The Homestead, and The Old Rectory and is billed against meter readings. Solar PV panel generation benefits from the Feed In Tariff. The RHI, FIT and sale of heat provide The Homestead with a substantial annual income, which is index linked until 2035 and 2036, when the schemes end. Income statements are available on request. We understand, subject to legal verification, the scheme can be transferred to the new purchasers of the property.

Copies of the following documents are available for interested parties:

- * Feed In Tariff Agreement for electricity provided by BV solar panels
- * Renewable Heating Incentive Agreement for heat supplied from the biomass boiler.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band F.



OS MasterMap 1250/2500/10000
scale
Thursday, March 20, 2025, ID:
IEW-01213393
maps.johnwright.com

1:2500 scale print at A4, Centre:
468808 E, 369173 N

©Crown Copyright Ordnance
Survey. Licence no. AC0000805567



johnwright

maps@johnwright.com
tel: 0115 950 6633

The Homestead, Kirton
Approximate Gross Internal Area
Main House = 206 sq.m/2218 sq.ft
Stable Block = 77 sq.m/830 sq.ft
Outbuilding = 162 sq.m/1743 sq.ft
Total = 445 sq.m/4791 sq.ft

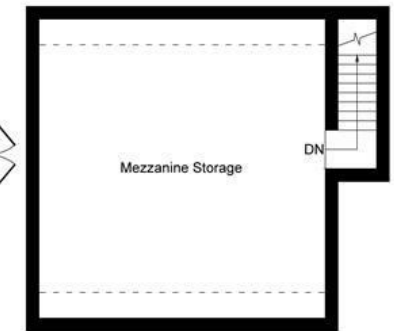
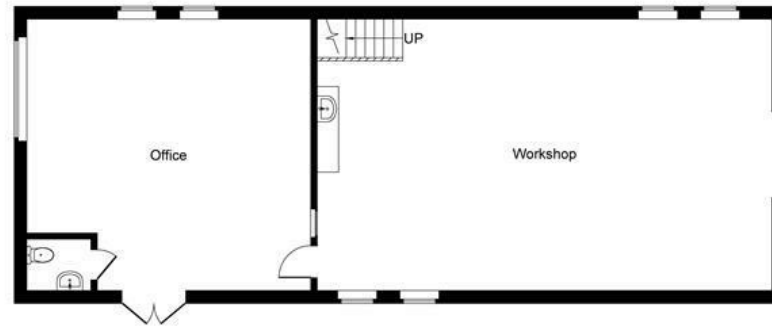
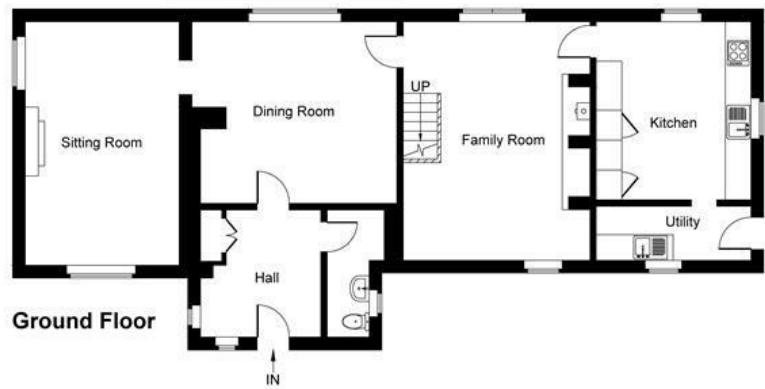
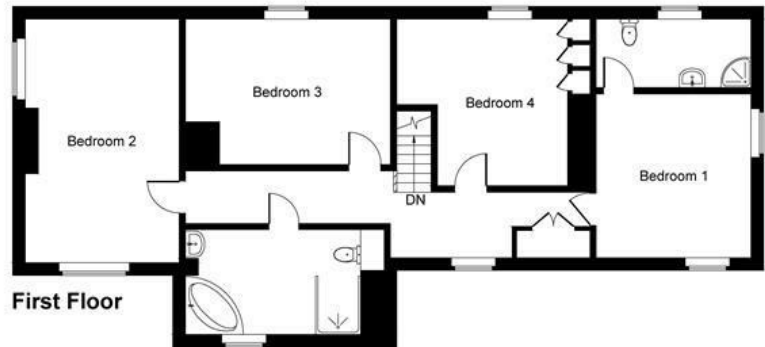


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers